



EDWARD KNIGHT
ESTATE AGENTS

16 CARADON WAY, HOULTON, RUGBY, CV23 1BH

£245,000





SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this modern two bedroom mid terraced home in Houlton constructed by Morris Homes. This well presented home is situated in a courtyard position and benefits from the remaining years of its NHBC guarantee.

The accommodation includes a lounge, ground floor WC, a modern kitchen/dining room with fitted appliance with patio doors leading onto the rear garden, two bedrooms and bathroom suite with shower fittings. The property does benefit from two allocated parking spaces.

Early viewing is considered essential to appreciate the property on offer.

LOCATION

Houlton is perfectly located for commuters, there are various travel links including the nearby A428, A5, M1 and M6 motorway networks. The area is also served by the fast train link to Euston, London operating regularly with under 50 minute travel time. Houlton itself has its very own, and very well regarded restaurant "The Tuning Fork" and outstanding junior school St Gabriel's CofE Academy. There are various other well regarding schools close by including Ashlawn Academy High School, Rugby High School For Girls is and Lawrence Sheriff School For Boys is easily reached in the town centre.

The development itself is considered picturesque, there are numerous parks and beautiful lit walkways provide pedestrian access around the entire area which prove popular with avid walkers and joggers.



LOUNGE

14' 5" x 12' 4" (4.39m x 3.76m)

WC

5' 3" x 3' 1" (1.6m x 0.94m)

KITCHEN/DINING ROOM

12' 4" x 12' 3" (3.76m x 3.73m)

BEDROOM ONE

12' 5" x 10' 7" (3.78m x 3.23m)

BEDROOM TWO

10' 10" x 6' 7" (3.3m x 2.01m)

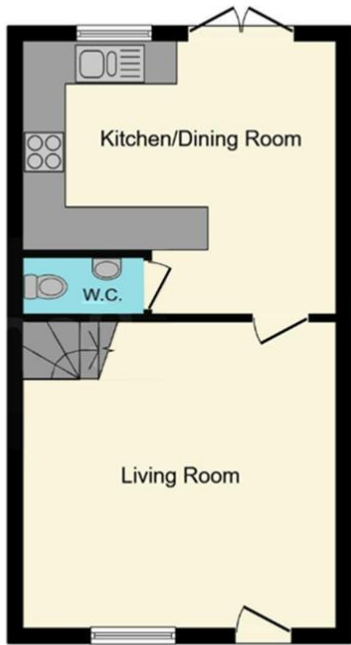
BATHROOM

6' 8" x 5' 4" (2.03m x 1.63m)

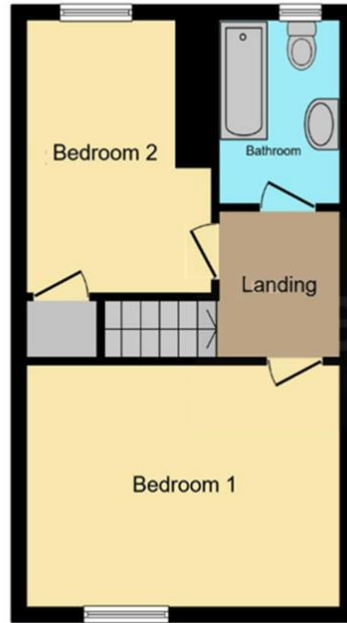
ESTATE CHARGE

There is an Estate Charge of approximately £337.02 currently per annum





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		98
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	